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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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16 Craig-fryn Terrace, Nantymoel, Bridgend County. CF32 7PD



£145,000

Main Features

- 3 bedroom semi full of charm and character
- Exceptional far reaching views from living rooms, bedrooms and garden
- Driveway and garage
- Stone fireplace and wood beam ceiling Original stained glass features
- Walk in pantry
- Modern first floor bathroom
- uPVC double glazing and combi gas central heating
- 9 miles from the M4 at Junction 36
- Convenient for hills and cycle track
- Council Tax Band: B. EPC:

General Information

LATE VICTORIAN SEMI WITH CHARACTER, EXCEPTIONAL VIEWS! LANDSCAPED GARDENS, DRIVEWAY, GARAGE, STONE FIREPLACE, ORIGINAL STAINED GLASS DOOR, WALK IN PANTRY, WOOD BEAM CEILING, KITCHEN WITH QUARTZ WORKTOPS, EXTERNAL INSULATION AND MORE!!

This home stands on a plot with far reaching front aspect. Semi rural location within 1/4 mile of village centre, bus link, cycle track, local school and shops nearby. Approximately 9 miles from the M4 at Jct 36.

The accommodation has been modernised whilst retaining its charm and character comprising vestibule, hallway, walk in pantry, lounge with stone fireplace and wood beam ceiling and exceptional view. Dining room with original cast iron fireplace and exceptional view. Fitted traditional kitchen / breakfast room. First floor landing, fitted contemporary bathroom, three bedrooms, fitted wardrobes and exceptional views!

Externally there are landscaped gardens to front and courtyard garden to rear with stone building, driveway and garage.

This home benefits from uPVC double glazing and combi gas central heating. Viewing is highly recommended.

GROUND FLOOR

Vestibule

uPVC double glazed door. Views over village, woodland and hills from the front of this property. Dado rail. Laminate flooring. Plastered ceiling. Original part glazed stained glass door with window light to..

Hallway

uPVC double glazed door to rear. 1/4 turn carpeted spindled staircase to first floor. Original door to under stairs storage cupboard. Laminate flooring. Plastered and corniced ceiling with ceiling rose. Wall mounted gas central heating thermostat. Smoke alarm. Radiator. Pine panelled doors to reception room, kitchen and

Pantry

uPVC double glazed window to rear. Venetian blind. Cold shelf. Wooden shelving. Tiled floor. Plastered walls and ceiling. Brushed steel electrical fitment. Space for fridge freezer.

Kitchen/Breakfast Room

Two uPVC double glazed windows to rear. Venetian blinds. Traditional fitted kitchen finished with painted doors and quartz work tops with upstands. Belfast sink with tiled splash backs and extendable mixer tap. Integral oven grill and ceramic hob. Ceiling mounted extractor fan. Plumbed for washing machine. Space for tumble dryer. Tile effect laminate floor. Plastered walls and ceiling. Brushed steel electrical fitments.

Lounge

uPVC double glazed window with exceptional view of woodlands and hills to front. Stone feature fireplace. Raised stone hearth and display niches. Laminate flooring. Wood beam effect and plastered ceiling. Plastered walls. Radiator. TV, telephone and internet points. Illuminated alcoves.

Dining Room

uPVC double glazed window with exceptional view of woodlands and hills to front. Original cast iron fireplace with surround. Illuminated alcoves. Fitted carpet. Plastered walls and ceiling. Cornicing and ceiling rose. Radiator. Brushed steel electrical fitments.

FIRST FLOOR

Landing

uPVC double glazed window to rear. Venetian blind. Balustrade and spindles. Plastered and corniced ceiling. Loft access with ladder to part boarded attic with light. Brushed steel electrical fitments. Pine panelled doors to bedrooms and

Bathroom

uPVC double glazed window to rear. Fitted three piece suite in White comprising panelled shower bath with curved screen, mixer rainstorm shower, hair wash spray and mixer tap, hand basin with waterfall monobloc tap set in vanity unit and close coupled w.c with push button flush. Tiled floor. Part tiled walls. Radiator. Plastered ceiling with inset spotlights. Brushed steel shaver point. Illuminated vanity mirror. Extractor fan. Airing cupboard housing wall mounted "Worcester" combi boiler and slatted shelving.

Bedroom 1

Two uPVC double glazed window to front with exceptional views! Fitted full width and height wardrobes. Radiator. Fitted carpet. Brushed steel electrical fitments. USB charging point.

Bedroom 2

uPVC double glazed window to front with exceptional view. Radiator. Fitted carpet. Plastered and corniced ceiling. Ceiling rose. Brushed steel electrical fitments.

Bedroom 3

uPVC double glazed window to rear. Venetian blind. Fitted wardrobes with bridge storage and illuminated single bed recess. Radiator. Fitted carpet. Plastered ceiling. Cornicing. Ceiling rose. Brushed steel electrical fitments.

EXTERIOR

The property is accessed from the rear via a gated and flagstone paved pathway with stone pillars and walls. Opposite the gate entrance is the detached garage and driveway parking.

Rear Garden

Courtyard style garden. Fully landscaped and laid with flagstone patio. Stone built rear wall and outbuilding for storage. Up and down exterior light. Gated pathway to side leading to

Detached Garage And Driveway Parking

Front Garden

This is used as the main garden as it has exceptional views over the village, woodland and hills. Paved and flagstone patio areas. Lawns. Wood fencing. Outdoor power points. Security floodlight. Garden shed.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 1 option 1 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

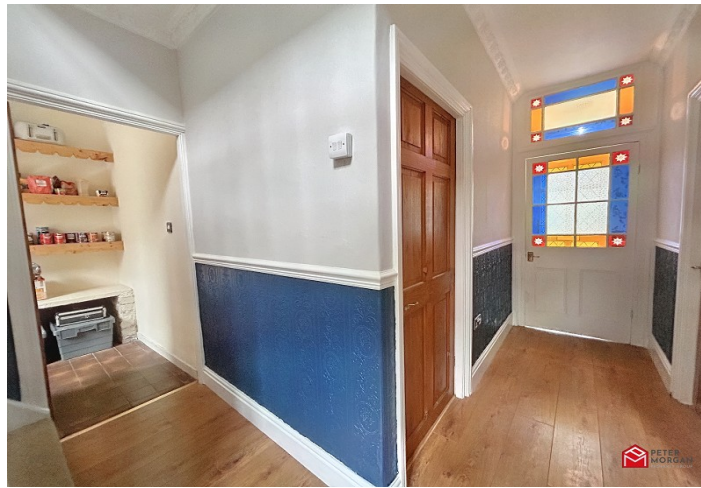
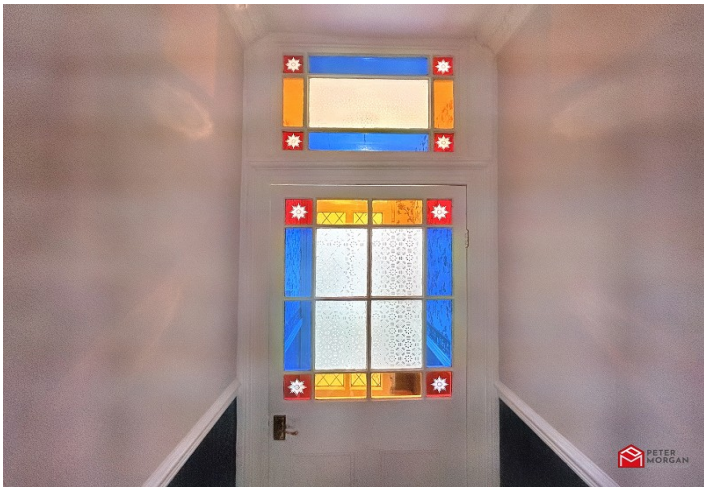
B

Current heating type

Combi

Tenure

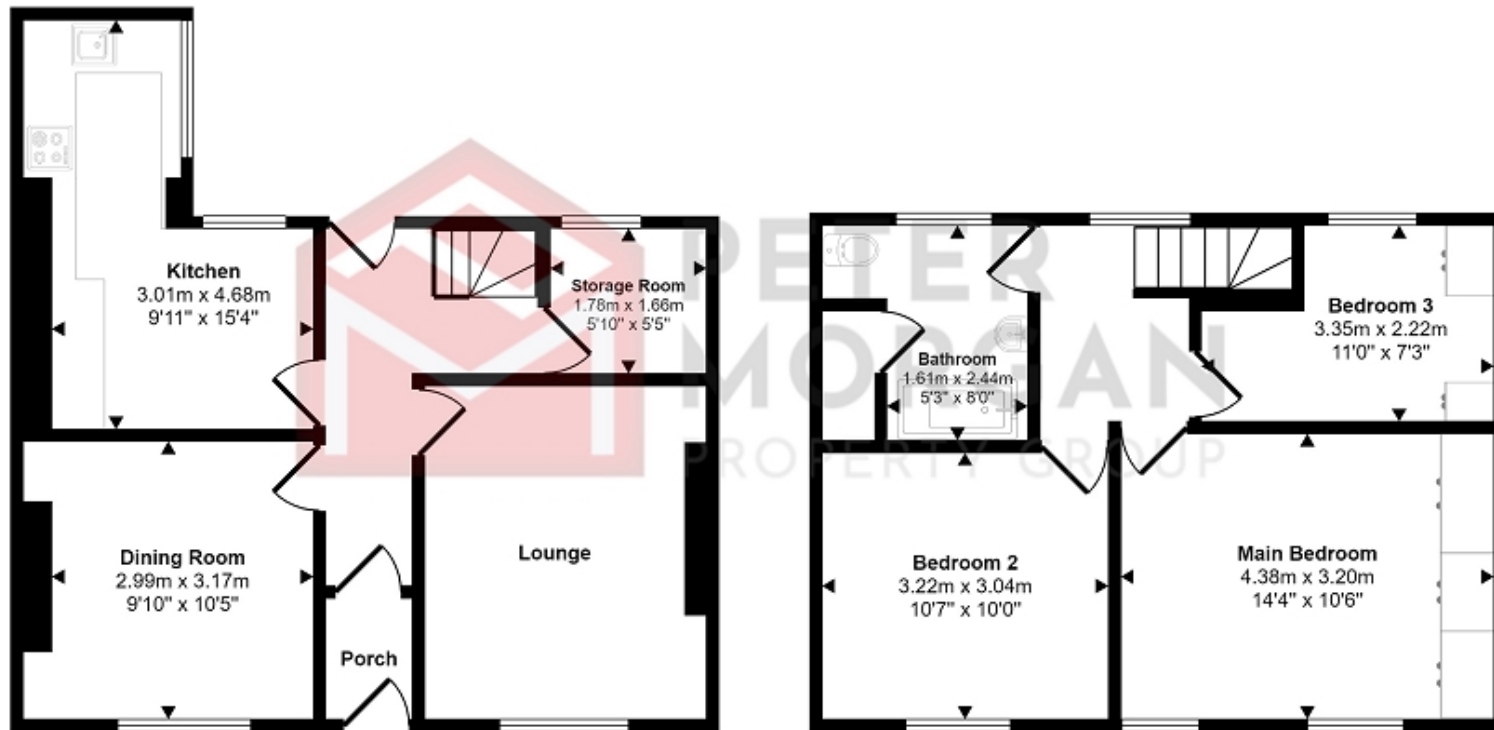
Freehold







Approx Gross Internal Area
90 sq m / 974 sq ft




Ground Floor
Approx 47 sq m / 505 sq ft

First Floor
Approx 44 sq m / 468 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW



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Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

